

# EXHIBIT H

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### Performance Trigger Summary\*

		Phase 1		Phase 2	Phase 3	Phase 4		Phase 5	Phase 5	Enclave Phase
1st Performance Trigger	Execution of Development Agreement <sup>1</sup>	1st Residential C of O	451st Residential C of O	Sooner of 701st Residential C of O	Sooner of Delivery of Park D	Sooner of 701st Residential C of O <sup>2</sup>	901st Residential C of O	1st Residential C of O in Subarea 5	Sooner of 901st Residential C of O or 65% of Residential Acreage Net of Parks and Recreational Open Space and Streets	No Trigger
				OR	OR	OR			OR	
2nd Performance Trigger				50% of Residential Acreage Net of Parks and Recreational Open Space and Streets	3 years after 701st Residential C of O	5 years after acceptance of Phase 1 On-site Roadway Infrastructure <sup>3</sup>			1st Residential C of O in Subarea 5	

### ON-SITE PROJECT INFRASTRUCTURE

On-Site Roadway Infrastructure										
Phase 1 On-Site Roadway Infrastructure		X								
Phase 2 On-Site Roadway Infrastructure				X						
Phase 3 On-Site Roadway Infrastructure <sup>4</sup>					X					
Enclave Phase On-Site Roadway Infrastructure										
Lakewood Boulevard Landscape Improvements		X								X
Parks and Recreational Open Space										
Park A		X								
Park B		X								
Park C										
Park D									X	
Private Recreation Area		X				X				
Pedestrian Easements / View Corridors								X		
Bike Path Segment One		X								
Bike Path Segment Two										
Bike Path Segment Three									X	
Bike Path Segment Four					X	X				
Bike Path Segment Five <sup>5</sup>					X					

### HOUSING PAYMENT

Affordable Housing Fee										
Residential	\$ 250,000	\$ 425,000	\$ 675,000					\$ 650,000		
Commercial <sup>6</sup>		\$ 325,000		\$ 325,000	\$ 350,000					

\* This exhibit has been prepared as a summary of the detailed requirements contained in the Development Agreement. In the event of any conflict between this exhibit and the Development Agreement, the Development Agreement shall control. For Transportation Improvements see Exhibit F to the Development Agreement.

<sup>1</sup> Payment will be delayed in the event of any legal challenge to the Development Agreement.

<sup>2</sup> If first trigger is missed due to remediation delay, corporate guarantee or letter of credit becomes applicable.

<sup>3</sup> If second trigger is missed due to remediation delay and no alternate location has been delivered, park Mitigation Amount is due.

<sup>4</sup> Portion of Cover Street/Street F and modification to signal at Cover Street/Street F and Paramount subject to approval by the City of Lakewood.

<sup>5</sup> Subject to approval by the City of Lakewood.

<sup>6</sup> See Section 8.30 of the Development Agreement for additional detail regarding trigger dates.